

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 6, 2006

ITEM NO. 9

CASE NUMBER/
PROJECT NAME **7-DR-2006**
 Troon Highlands Estates Faux Cactus Wireless Communication Facility (WCF)

LOCATION 23397 N. 119th Way, near the intersection of E. Happy Valley Road and N. 118th Street

REQUEST Request approval to place a new 24-foot tall faux Saguaro cactus with antennas mounted on the inside of the fake cactus.

OWNER City of Scottsdale ENGINEER N/A
480-312-7042

ARCHITECT/
DESIGNER KDC Architects APPLICANT/
602-438-7429 COORDINATOR Rulon Anderson
T-Mobile
602-321-4903

BACKGROUND **Zoning.**
The site is zoned R1-18 ESL (Single Family Residential) District. Wireless Communications Facilities (WCF-Type 3) situated within 150 feet of residential development require Development Review Board approval and are permitted uses. The DRB reviews this application with respect to conformance with the Ordinance requirements, aesthetics, and location.

Context.
The site is located at the northwest corner of N.119th Way and E. Casitas Del Rio Drive, in the 50-lot Troon Highlands Estates residential subdivision. The facility is located about 75 feet from residential lots to the north and 125 feet from lots to the southeast and southwest.

Adjacent Uses:

- North: Open space buffer within Tract A and single-family homes in the Saguaro Canyon at Troon residential subdivision with R1-43 ESL (Residential) zoning.
- South: E. Casitas Del Rio Drive and Tract B, HOA open space with single family homes to the southwest with R1-18 ESL (Residential) District zoning.
- East: N. 119th Way and Tract G, HOA open space with single family homes to the southeast with R1-18 ESL (Residential) zoning.
- West: Portion of E. Casitas Del Rio Drive and single-family homes to the west and southwest with R1-18 ESL (Residential) District zoning.

APPLICANT'S PROPOSAL

Applicant's Request.

The request is for approval of a site plan, elevations and structural details for a new 24-foot tall "faux cactus" WCF antenna including recessed and screened ground mounted electrical equipment on an HOA owned landscape tract in the Troon Highlands Estates residential subdivision. The new WCF facility will be placed near an existing HOA flagpole and entry sign wall feature and will be relatively concealed by a new screen wall and existing and replaced native vegetation. The cactus contains 2 arms with 2 concealed WCF antennas. The WCF will provide cellular and 911 service to the area along the north side of the McDowell Mountains and surrounding areas to the north. The associated electrical equipment will be located 3 feet to the north of the cactus and be contained within an 8 by 20 foot, partially buried enclosure. The enclosure will be 3 feet below grade with a 3-foot high above grade CMU wall and an attached 18-inch high pipe rail fence to screen the equipment. Existing native vegetation will further screen the equipment. Access to the site is from a driveway connecting to the street to the south. The cactus is natural green color with the screen wall and fence painted to match the surroundings. Landscaping consists of indigenous plant material including Mesquite and Palo Verde trees plus Ocotillo, Jojoba, Creosote, Bursage and other replacement shrubs consistent with existing vegetation in the surrounding area.

Development Information:

- Existing Use: HOA owned Tract used as open space
- Proposed Use: "Faux cactus" 3-sector WCF antenna plus ground mounted electrical equipment behind new 3 foot tall screen wall
- Parcel Size: 19,300 Square feet (0.44 acres)
- Building Size: 8 Foot by 20 foot, partial below grade equipment cabinet enclosure, with 3-foot tall CMU screen wall and 18-inch tall pipe rail fence around top of wall
- Building Height Allowed: 24 Feet, WCF antenna, when not associated with non-traffic signal pole
- Height Proposed: 24 foot high, 18 inch wide "faux" cactus, with 3 foot tall, partially below grade equipment enclosure
- Parking Required: One service vehicle parking space
- Parking Provided: One parking space
- Open Space Required: No additional requirements for open space with this application
- Open Space Provided: Tract A is an open space area dedicated with the Troon Highlands Estates residential subdivision
- FAR: N/A

DISCUSSION

The Ordinance requires that a Type 3 WCF facility be required to blend with the surrounding environment and obtain DRB approval. A WCF located on a "faux cactus" shall not exceed 24 feet in height measured above natural grade without use permit approval. This cactus has a natural shape and color and maintains a

diameter of approximately 18 inches in order to accommodate the internalized antenna. The facility meets all FCC requirements for radio frequency (RF) exposure standards and the equipment shelter is partially recess and situated behind a screen wall and native landscape. The location of this facility was originally proposed on the adjoining City well site #116, but was relocated to the subject lot due to site constraints on the original site.

KEY ISSUES

- The Type 3 WCF facility is situated within 150 feet of residential development.
- The request is to add new WCF canister antenna as a “faux cactus” to the HOA owned Tract A site.
- New electrical equipment is partially below grade and concealed behind a low CMU screen wall within the landscaped site.
- Residents were contacted within 750 feet of the site in February 2006 and again in March 2006. The HOA has approved the request. One homeowner requested the faux cactus be relocated adjacent to an existing flagpole.
- The request conforms to the RF emissions standards for WCF uses.

OTHER BOARDS AND
COMMISSIONS

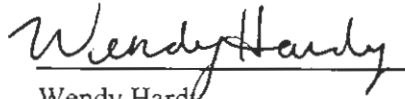
Private HOA's: Saguaro Canyon at Troon
Troon Highlands Estates

STAFF
RECOMMENDATION

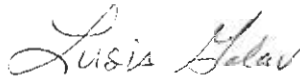
Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S) Wendy Hardy
Native Plant Specialist
Phone: 480-312-7938
E-mail: whardy@ScottsdaleAZ.gov

APPROVED BY



Wendy Hardy
Report Author



Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Enlarged Site Plan
6. Landscape Plan/Survey
7. Elevations
8. Photo/Simulation
- A. Stipulations/Zoning Ordinance Requirements

Project Submittal Narrative
For Design Review Board/Use Permit

7-DR-2006
REV: 03/13/2006

Troon HOA
11940 E Casitas Del Rio Dr.
Scottsdale, AZ 85255

Wireless Communication Facility
24' Fake/Faux Saguaro Cactus
PH30998E

Submitted To:
City Of Scottsdale
Planning and Development Services
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ. 85251

Submitted By:
Rulon Anderson
T-Mobile

1 March 2006

Project Information:

Troon HOA
11940 E. Casitas Del Rio Dr.
Scottsdale, AZ. 85255

APN: 217-08-096

Proposed Use:

This application is for a new 24 foot tall fake/faux Saguaro Cactus with mounted antennas on the inside of the fake cactus. This proposal is compatible with its surrounding desert landscape because of the many saguaro cacti near the site. This design and the need for the wireless cell facility are intended to provide cellular service to the people in this area, with minimum visual impact. The related ground equipment will be located adjacent to the cactus painted to match the surrounding area.

Current zoning:	R1-18
Zoning to North:	R1-43
Zoning to East:	R1-130
Zoning to South:	R1-18
Zoning to West:	R1-18

Narrative:

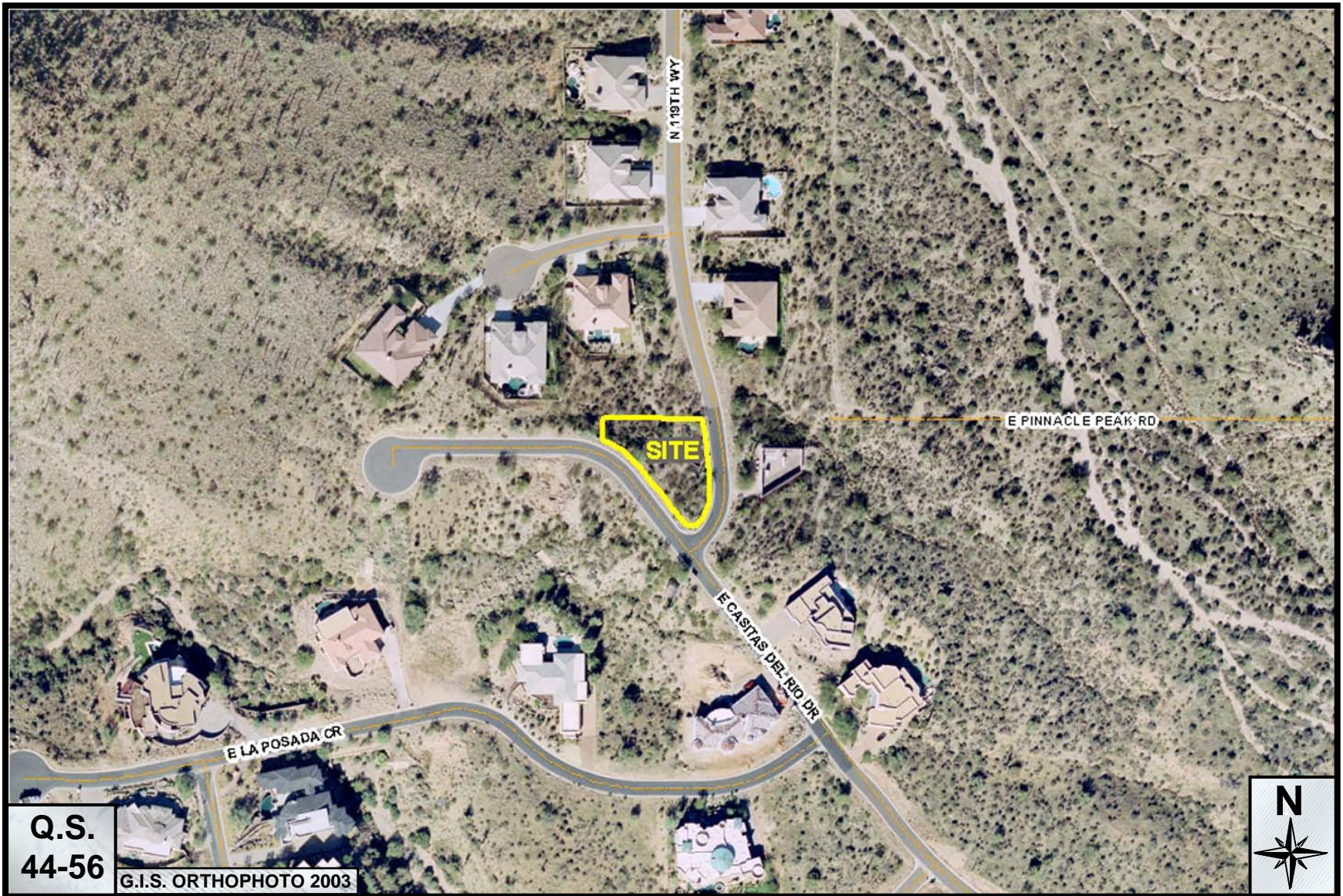
The proposed site is necessary to handle the capacity of wireless phone calls in the area. In addition, this site will incorporate the new E-911 call tracking antennas as mandated by the FCC.

The site will require one technician on a once per month visit after construction for maintenance. The proposed project will not utilize connection to any water system, refuse collection, or sewer system.

This development will not affect any vehicular or pedestrian patterns. The communication site does not emit any odor, dust, gas, noise, vibration, smoke, heat or glare. The RF emissions from this site are well within FCC guidelines for a digital PCS communication site.

Respectfully submitted,

Rulon Anderson
T-Mobile
PH30998D



Q.S.
44-56

G.I.S. ORTHOPHOTO 2003

Troon Highlands Estates Faux Cactus WCF

7-DR-2006

ATTACHMENT #2



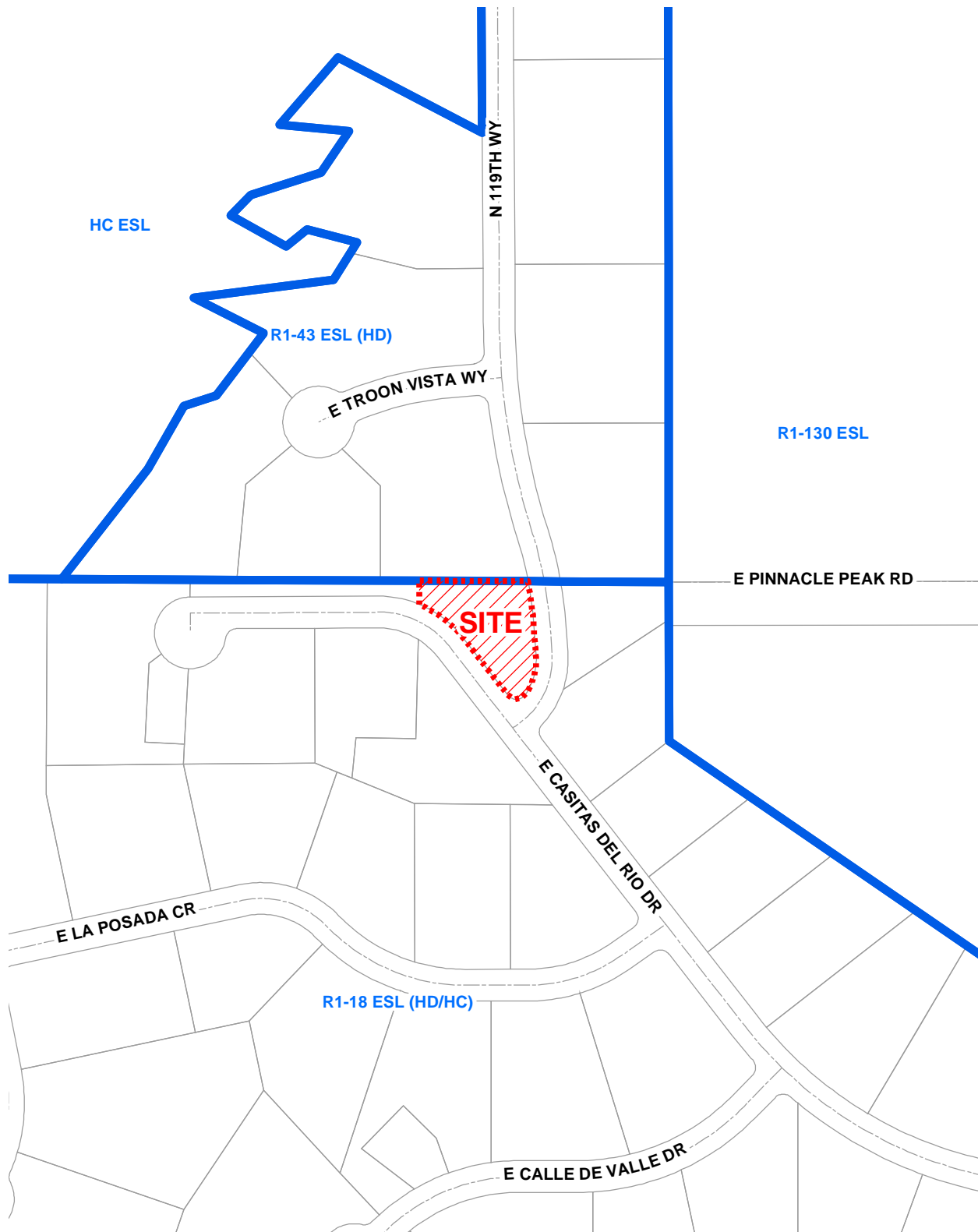
Q.S.
44-56

G.I.S. ORTHOPHOTO 2003

Troon Highlands Estates Faux Cactus WCF

7-DR-2006

ATTACHMENT #2A



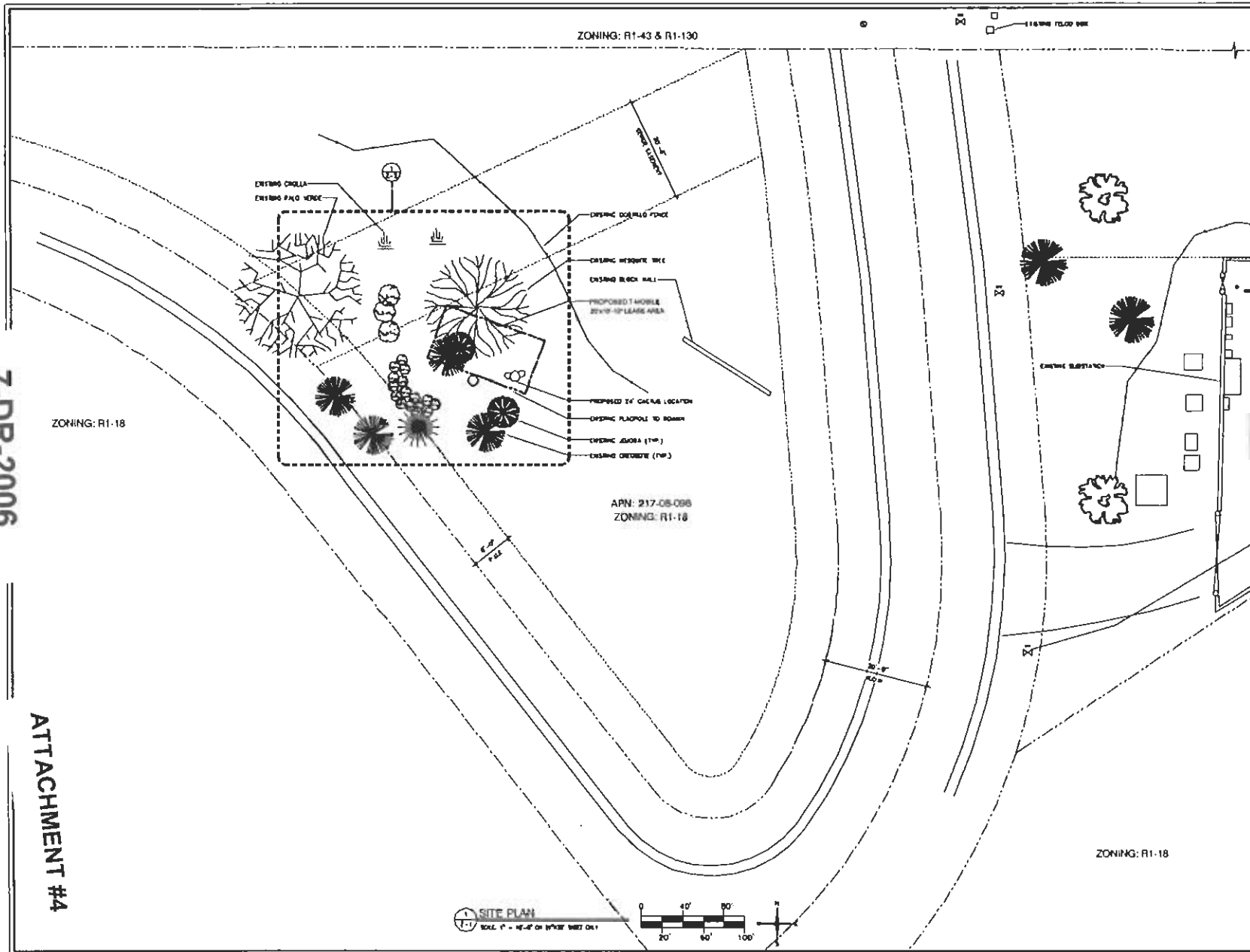
7-DR-2006

ATTACHMENT #3

I

7-DR-2006
REV: 03/13/2006

ATTACHMENT #4



T-Mobile

11800 E. CASITAS DEL RIO DR.
SCOTTSDALE, AZ 85255

PLANS PREPARED BY
CDS
Custom Design Services
3216 S. Palo Verde Lane
Tempe, Arizona 85282
Phone: (602) 799-5429
Fax: (602) 291-2132

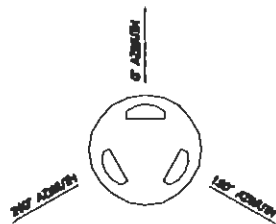
NO.	DATE	DESCRIPTION	BY
1	01/07/08	PRELIMINARY	SPE
2	01/10/08	SUBMITTAL	SPE

PROJECT INFORMATION
02-003-03
PH30998E
TROON HOA
11800 E. CASITAS DEL RIO DR.
SCOTTSDALE, AZ 85255

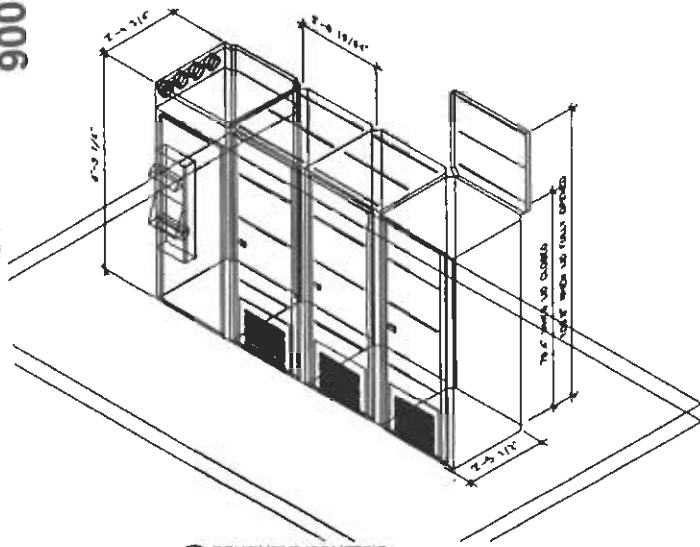
SHEET TITLE
SITE PLAN

SHEET NUMBER
Z-1

APPROVAL BLOCK



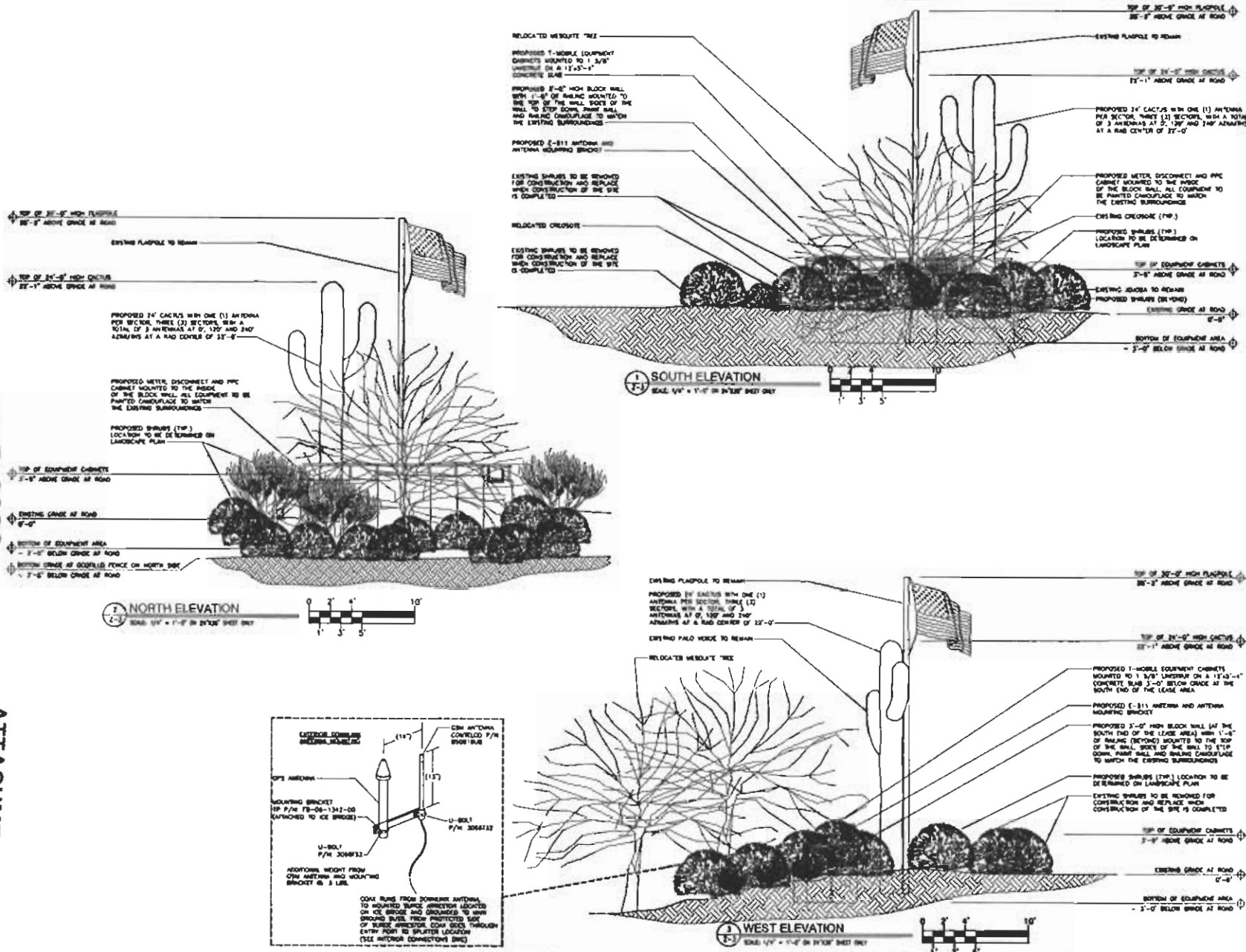
ANTENNA PLAN
N/A



REV: 03/13/2006

7-DR-2006

ATTACHMENT #7



3201 W. GROUNDWATER RD. SUITE 100, TEMPE, ARIZONA 85282
PHONE: (602) 943-3000 FAX: (602) 943-1562

PLANS PREPARED BY

CDS

Custom Design Services

3216 S. Fair Lane
Tempe, Arizona 85282
Phone: (602) 758-5829
Fax: (602) 791-2132

NO.	DATE	DESCRIPTION	BY
1	03/07/06	PRELIMINARY	SPE
2	03/10/06	SUBMITTAL	SPE

PROJECT INFORMATION

02-003-03

PH30998E

TROON HOA

11840 E. CASHIUS DEL RIO DR.
SCOTTSDALE, AZ 85255

SHEET TITLE

ELEVATIONS

SHEET NUMBER

Z-3

APPROVAL BLOCK



Existing Location



Proposed Location

ATTACHMENT #8

**Stipulations for Case:
Troon Highlands Estates Faux Cactus WCF
7-DR-2006**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the Elevations submitted by T-Mobile and labeled sheet Z-3 with a city received date of 03/13/2006.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the Site Plan submitted by T-Mobile and labeled sheet Z-1 with a city received date of 03/13/2006.

ARCHITECTURAL SITE DESIGN:

DRB Stipulations

2. With the final plans submittal the provider shall submit details of the equipment cabinets including the size (cubic feet), height, color and other dimensions of the cabinet to the satisfaction of city staff. The provider shall also note on the plan if air conditioning units or lighting are to be provided.
3. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

LANDSCAPE DESIGN:

DRB Stipulations

4. With the final plans submittal, a landscape plan shall be submitted that calls out the species of the proposed 24-inch box tree. The tree species shall appear on the City of Scottsdale's Plant List for Environmentally Sensitive Lands. The landscape plan shall clearly identify which plant materials are new/proposed, or existing to remain.
5. The contractor is required to obtain a Native Plant Permit for any protected native plants that will be displaced by construction.
6. Any areas disturbed by construction operations including trenching, shall be restored with indigenous plant materials and irrigated until they are established.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

7. All existing easements, including public utility, N.A.O.S. waterline, roadway, and landscape easements shall be shown on all site, landscape and civil plans.
8. Routine maintenance shall be performed on the façade of the proposed faux cactus in order to sustain the original appearance and condition.

9. Prior to construction, the contractor is required to notify Inspection Services by calling (480) 312-5750. A planning inspection (#42) must be conducted prior to commencement of any construction. The provider must note this requirement on the site plan.
10. All existing utilities, including aerial, at grade and under ground shall be shown on all final plans.
11. Provider must identify telephone and electrical sources and show detailed connections on final plans to the satisfaction of plan review and permit services staff.
12. With the final plans submittal the provider shall submit dimensioned and scaled details, color samples, and/or manufacturer cut sheets of the proposed faux cactus. Any changes, including but not limited to the size, height, and location of the proposed faux cactus shall be subject to further review and approval through Planning and Development Services Department.
13. With the final plans submittal, the developer shall provide a detail of the required facility marker for a plaque, showing conformance with ordinance requirements. This is subject to final plans city staff approval.
14. Light fixtures, if provided, shall be limited to the proposed equipment building. The light source shall be directed down. With the final plans submittal, the applicant shall submit lighting cut-sheets of any proposed lighting.
15. No microwave dish is being approved as part of case 7-DR-2006.